

Westfield-Washington Advisory Plan Commission held a meeting on Monday, December 20, 2010 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Pete Emigh, Dan Degnan, Cindy Spoljaric, Steve Hoover, Bob Horkay, Bill Sanders, Danielle Tolan, and Bob Spraeatz

**City Staff Present:** Matthew Skelton, Director; Kevin Todd, Senior Planner; and Brian Zaiger, City Attorney

**Approval of the Minutes:**

Motion to approve minutes of December 6, 2010 as presented.

Motion: Horkay; Second: Hoover; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure.

Spoljaric announced the continued items as 1011-DP-12, 1011-SIT-10, and 1011-PUD-01.

**ITEMS OF BUSINESS**

Case No.	1007-PUD-09
Petitioner	Ramsey Development Corporation
Description	Southeast corner of 151 <sup>st</sup> Street and Carey Road; Petitioner requests an amendment to the Bridgewater PUD to allow for Assisted Living and Medical/Office on approximately 18 acres.

Todd reviewed the petition history, stating that there have been a few enhancements and changes made as a result of the public hearing and APC discussion at the last meeting. He reviewed the changes as follows: 1) retail uses are not permitted in this section, with the exception that there may be some ancillary retail related to a specific medical office or office building; 2) the use of vinyl and metal siding is prohibited, and 50% of an office/medical building is required to be masonry; and 3) the building sizes have been limited, specifically the independent and assisted living facility uses have been limited to a maximum of 95,000 square feet for that use. He further stated there was a proposal made to limit the square footage on the first floor for each medical/office building to maximum of 20,000 square feet. He added that since the packet materials were sent out, there were two additional changes: 1) that the total aggregate square footage of the medical/general office area would be limited to 150,000 square feet; and, 2) that the section in Exhibit 16 referring to number of curb cuts along Carey Road will be updated.

Spoljaric asked if the architectural standards will be similar to Grey Road.

Mr. Steve Henke responded that they would.

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2 Hoover asked if the 150,000 square foot aggregate is only pertaining to the ground floor.

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4 Henke responded no; 20,000 square feet is for the ground floor maximum, and 150,000 square feet is for  
5 the entire 11.5 acres +/- for the general/medical office area.

6  
7 Sanders asked how many years to build out.

8  
9 Henke stated probably five to six years.

10  
11 Motion: To send 1007-PUD-09 as amended this evening to the Westfield City Council with a  
12 favorable recommendation.

13  
14 Motion: Emigh; Second: Hoover; Vote: 8-0

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16  
17 Case No. 1012-CPA-01  
18 Petitioner City of Westfield  
19 Description Comprehensive Plan Amendment; petitioner is requesting an amendment to the  
20 Comprehensive Plan to incorporate the Family Sports Capital Addendum II.  
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22 Skelton reviewed the history of the Family Sports Capital and the chosen location.

23  
24 Spoljaric expressed concern about the need for amendments to the thoroughfare plan and some  
25 confusion around the land use map.

26  
27 Sanders expressed concern about the road plan regarding the area to the north and asked to be  
28 given the numeric difference between the number of acres in the sports facility and the number  
29 of acres peripheral to it affected by zoning. He asked why the City is trying to condemn  
30 something and take property by eminent domain and not pay for it via a change in the  
31 Comprehensive Plan and zoning.

32  
33 Zaiger explained that this is a change to the Comprehensive Plan, which only would allow the  
34 location of this kind of activity. He further stated that it has nothing to do with the roads, the  
35 thoroughfare plan, or the setbacks. He added that this is very preliminary.

36  
37 Skelton stated that the Commission is being asked to acknowledge that the location that has been  
38 selected for the sports campus and that is all.

39  
40 A Public Hearing opened at 7:38 p.m.

41  
42 Ms. Jan Sanders expressed concern about the amendment.

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44 The Public Hearing closed at 7:40 p.m.

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46 **BZA LIAISON**

1 Degnan reported on the most recent BZA meeting.  
2

3 **COUNCIL LIAISON**

4 Hoover stated that the Council met last week and forwarded quite a few items to the Advisory  
5 Plan Commission, which will be coming up soon.  
6

7 **WCD STAFF**

8 Todd reminded the Commission about the scheduling change for the next APC meeting. He  
9 stated that it will be held on Tuesday, January 4, 2011 instead of January 3, 2011 because the  
10 City will be observing the New Year's holiday on January 3<sup>rd</sup>.  
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12 **ADJOURNMENT** (7:50 p.m.)  
13

14 Approved (date)  
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17 President, Robert Smith, Esq.  
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19 \_\_\_\_\_  
20 Vice President, Cindy Spoljaric  
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23 Secretary, Matthew S. Skelton, Esq.